

THE FOLLOWING HEARING WAS DEFERRED FROM 10/20/05 TO THIS DATE:

HEARING NO. 05-9-CZ10-8 (04-299)

G. L. # 4 & 5  
53/54-40  
4 & 5-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: CAROLYN A. SAKOLSKY, TRUSTEE

(1) GU to RU-4M

REQUEST #1 ON:

PARCELS A-EAST, B-EAST, C-EAST A-WEST, B-WEST & C-WEST.

(2) UNUSUAL USE to permit lake excavations and lake fills.

REQUEST #2 ON OVERALL PROPERTY

(3) MODIFICATION of Conditions #2 of the general conditions and Conditions #1 & #2 for the lake excavations and golf course of Resolution Z-208-69, passed and adopted by the Board of County Commissioners only as applied to the subject property and reading as follows:

GENERAL CONDITIONS:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Connell Associates, Inc., and Victor Gruen, Associates, and dated April, 1969 and revised May 14, 1969, entitled 'New Community, Miami, Florida, Trafalgar Developers, Ltd.' and letter of intent submitted for the public hearing."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Fontainebleau East,' as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 68 sheets dated, signed and sealed 12/22/05."

LAKE EXCAVATIONS & GOLF COURSE:

FROM: "1. That detailed plans be submitted to and meet with the approval of the Directors of Public Works and the Building and Zoning Department; that said plan be substantially in compliance with that submitted for the hearing as prepared by Connell Associates, Inc., Consulting Engineers, entitled 'Area Map Showing Non-Residential Use' and dated May 19, 1969."

TO: "1. That detailed plans be submitted to and must meet with the approval of the Directors of the Public Works Department and the Department of Planning and Zoning; that said plan be substantially in compliance with that submitted for the hearing entitled 'Lake Areas,' as prepared by Milian, Swain & Assoc., Inc., consisting of 4 pages and dated, signed & sealed 6/27/05."

FROM: "2. That the perimeter be backfilled and graded to meet with the approval of the Director of Public Works, except that a 1-1 slope as shown on Cross Section C-C be permitted, and except that a 2 foot horizontal to one foot vertical slope be permitted from flood criteria elevation to water table elevation of plus 3 elevation, then a 1-1 slope to minus 20 elevation on Cross Section D-D and except that vertical bulkheading be permitted on Cross Section E-E."

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PAGE TWO

TO: "2. That the perimeter be backfilled and graded & slopes to be substantially in accordance with the plans submitted entitled 'Lake Area,' as prepared by Milian, Swain & Associates, Inc. and consisting of four pages dated, signed & sealed 6/27/05."

The purpose of request #3 is to allow the applicant to submit new plans showing reconfigurations to portions of the existing lakes and to develop a portion of a previously approved golf course with apartment and townhouses developments.

REQUEST #3 ON: FONTAINEBLEAU EAST

- (4) MODIFICATION of a plan approved pursuant to Resolution 4ZAB-209-70, passed and adopted by the Zoning Appeals Board only as applied to the subject property and reading as follows:

FROM: "All according to plans submitted with the application and on file in the Zoning Department entitled 'Fontainebleau West,' Golf Course,' prepared by Connell Associates, Inc., Consulting Engineers and dated March 10, 1970."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Fontainebleau West,' as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 51 sheets dated, signed and sealed 8/5/05."

The purpose of request #4 is to permit the applicant to develop a portion of the previously approved golf course with apartment and townhouse developments.

REQUEST #4 ON: PARCELS A-WEST, B-WEST & C-WEST

- (5) MODIFICATION of Condition #1 of Resolution 4ZAB-445-73, passed and adopted by the Zoning Appeals Board, only as it applies to the subject property and reading as follows:

FROM: "1. That detailed plans be submitted to and meet with the approval of the Director of Building and Zoning Department; that said plan be substantially in compliance with that submitted for the hearing entitled, 'Proposed Lake Section,' by Schwebke-Shisking (sic) and Associates, and dated May 29, 1973."

TO: "1. That detailed plans be submitted to and meet with the approval of the Director of Planning and Zoning Department entitled 'Lake Area,' as prepared by Milian, Swain & Associates, consisting of four pages and dated, signed & sealed 6/27/05."

The purpose of request #5 is to permit the applicant to reconfigure some of the existing lakes.

REQUEST #5 ON: FONTAINEBLEAU WEST

- (6) Applicant is requesting to permit a structure to setback 0' (20' required) from an interior side (east) property line.

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REQUEST #6 ON PARCEL A-EAST

- (7) Applicant is requesting to permit parcels with 0' of frontage (100' required on a dedicated road); and to permit said parcels to be served by a minimum 40' wide private easement.

REQUEST #7 ON: PARCELS A-EAST, B-EAST, A-WEST, B-WEST & C-WEST

- (8) Applicant is requesting to permit buildings spaced 16' from each other (30' required) where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site.

REQUEST #8 ON: PARCELS A-EAST, C-EAST B-WEST & C-WEST

- (9) Applicant is requesting to permit ingress and egress easements in a more restrictive zone than the use which it serves.

REQUEST #9 ON: OVERALL PROPERTY

- (10) Applicant is requesting to permit 1,534 parking spaces (1,594 parking spaces required).

REQUEST #10 ON PARCEL A-EAST

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing and approval of requests #6 & #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) and approval of requests #6 - #10 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL FONTAINEBLEAU EAST: TRACTS 1, 2, 3, 4 & 7, FONTAINEBLEAU PARK SUBDIVISION SECTION ONE, PLAT BOOK 90, PAGE 56, TOGETHER WITH: A PORTION OF THE NW ¼ OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 4, TOWNSHIP 54 SOUTH, RANGE 40 EAST; THENCE RUN N89°58'50"E, ALONG THE NORTH LINE OF SAID SECTION 4 (ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 1) FOR A DISTANCE OF 95.06' TO THE POINT OF BEGINNING OF PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE N89°58'50"E ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 35.55' TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT "F" BLUE FONTAINE TRACT, PLAT BOOK 140, PAGE 76; THENCE RUN S08°57'20"W, ALONG THE WEST LINE OF TRACT "F" FOR A DISTANCE OF 7.93'; THENCE RUN S02°06'50"E, ALONG SAID WEST LINE OF TRACT "F" FOR A DISTANCE OF 58.87' TO THE SOUTHWEST CORNER OF SAID TRACT "F" (SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF FONTAINEBLEAU BOULEVARD AS SHOWN ON PLAT OF FONTAINEBLEAU BOULEVARD PARK

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PAGE FOUR

AND PARK BOULEVARD, PLAT BOOK 90, PAGE 28; THENCE RUN S89°42'20"W, ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 35.02' TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE FOR CANAL AS SHOWN ON PLAT OF BLUE FONTAINE REPLAT, PLAT BOOK 140,

PAGE 2; THENCE RUN N02°06'50"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CANAL FOR A DISTANCE OF 66.59' TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 4 (SAID POINT ALSO BEING THE POINT OF BEGINNING). TOGETHER WITH: A PORTION OF GOVERNMENT LOT 4 BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 40 EAST, AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4; THENCE S89°58'36"W 1,490.13' TO THE POINT OF BEGINNING; THENCE N01°53'09"E 1035.4'; THENCE N87°00'00"W 160.03'; THENCE S01°53'09"W 1,043.86'; THENCE S89°58'20"E 160.09' TO THE POINT OF BEGINNING. AND: OVERALL FONTAINEBLEAU WEST: TRACTS "F" & "G," BEING ALL OF FONTAINEBLEAU PARK WEST SECTION THREE, PLAT BOOK 103, PAGE 96. PARCEL "A-EAST": A PORTION OF TRACT 1 OF FONTAINEBLEAU PARK SUBDIVISION SECTION ONE, PLAT BOOK 90, PAGE 56, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE ON THE BOUNDARY OF SAID TRACT 1 THE FOLLOWING 6 NUMBERED COURSES: 1) S88°11'45"E 182.18' TO THE POINT OF BEGINNING; 2) CONTINUE S88°11'45"E 2,728.64'; 3) S35°56'45"E 128'; 4) S54°16'34"E 651.92'; 5) S88°11'45"E 80'; 6) S01°53'09"W 211.49'; THENCE S35°43'26"W 180.16'; THENCE N54°16'34"W 571.01'; THENCE N88°11'45"W 487.33'; THENCE N43°11'45"W 111.79'; THENCE N01°48'15"E 212.29' TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS S03°00'49"E; THENCE W/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,560.87' AND A CENTRAL ANGLE OF 01°45'23" AN ARC DISTANCE OF 47.85' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE W/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,635' AND A CENTRAL ANGLE OF 12°10'10" AN ARC DISTANCE OF 559.67' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE W/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 929' AND A CENTRAL ANGLE OF 34°42'08" AN ARC DISTANCE OF 562.66' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE SW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,257' AND A CENTRAL ANGLE OF 06°23'36" AN ARC DISTANCE OF 251.84' TO A POINT OF TANGENCY; THENCE S69°05'26"W 175.74' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTH; THENCE W/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 435' AND A CENTRAL ANGLE OF 11°09'30" AN ARC DISTANCE OF 84.72' TO A POINT OF TANGENCY; THENCE S80°14'56"W 11.26'; THENCE S11°49'42"E 95.13' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE SW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 60' AND A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 94.25' TO A POINT OF TANGENCY; THENCE S78°10'18" W 326.63'; THENCE N76°38'26"W 325.27'; THENCE N01°48'15"E 720.18' TO THE POINT OF BEGINNING. PARCEL "B-EAST": A PORTION OF TRACT 2 OF FONTAINEBLEAU PARK SUBDIVISION SECTION ONE, PLAT BOOK 90, PAGE 56, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S89°42'20"W ON THE SOUTH LINE OF SAID TRACT 2 FOR 1,656.02'; THENCE N00°17'40"W 126.87' TO THE POINT OF BEGINNING, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS N70°09'57"W; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25' AND A CENTRAL ANGLE OF 79°16'01" AN ARC DISTANCE OF 34.59' TO A POINT OF TANGENCY; THENCE N59°25'58"W 138.10' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH

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A RADIUS OF 176' AND A CENTRAL ANGLE OF 25°41'13" AN ARC DISTANCE OF 78.9' TO A POINT OF TANGENCY; THENCE N33°44'45"W 148.56'; THENCE S56°15'15"W 81.97'; THENCE N57°56'57"W 556'; THENCE N32°03'03"E 80'; THENCE N57°56'57"W 96.97'; THENCE N20°18'03"W 213.88'; THENCE N69°39'18"E 201.95'; THENCE S57°56'57"E 734.3'; THENCE S32°03'03"W 151.87'; THENCE S33°44'42"E 235.79'; THENCE N56°15'18"E 20.06' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 62.35' AND A CENTRAL ANGLE OF 154°18'44" AN ARC DISTANCE OF 167.93' TO A POINT OF TANGENCY; THENCE S30°34'02"W 24.97'; THENCE S59°25'58"E 34.73' TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEAST, THE RADIUS POINT OF WHICH BEARS S41°26'30"E; THENCE SW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 222' AND A CENTRAL ANGLE OF 28°43'28" AN ARC DISTANCE OF 111.3' TO THE POINT OF BEGINNING. AND: PARCEL "C-EAST": A PORTION OF TRACTS 2 AND 7 OF FONTAINEBLEAU PARK SUBDIVISION SECTION ONE, PLAT BOOK 90, PAGE 56, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S89°42'20"W ON THE SOUTH LINE OF SAID TRACT 2 FOR 1,694.71' TO A POINT OF CUSP OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE NE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25' AND A CENTRAL ANGLE OF 89°42'20" AN ARC DISTANCE OF 39.14' TO A POINT OF TANGENCY; THENCE N00°00'00"E 26.74' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE NE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 222' AND A CENTRAL ANGLE OF 48°33'30" AN ARC DISTANCE OF 188.15'; THENCE N59°25'58"W 34.73'; THENCE N30°34'02"E 24.97' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE NE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 62.35' AND A CENTRAL ANGLE OF 16°20'55" AN ARC DISTANCE OF 17.79' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEAST; THENCE NE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 272.1' AND A CENTRAL ANGLE OF 16°35'48" AN ARC DISTANCE OF 78.82' TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH; THENCE E/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,441.29' AND A CENTRAL ANGLE OF 37°12'27" AN ARC DISTANCE OF 935.96' TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 272.1' AND A CENTRAL ANGLE OF 15°13'42" AN ARC DISTANCE OF 72.32'; THENCE N59°16'23"E 603.68' TO THE INTERSECTION WITH AN E/LY LINE OF SAID TRACT 2; THENCE S48°28'19"E ON SAID E/LY LINE 14.6'; THENCE S02°06'42"E ON SAID E/LY LINE 570.37' TO THE POINT OF BEGINNING. AND: PARCEL "A-WEST": A PORTION OF TRACT "F" OF FONTAINEBLEAU PARK WEST SUBDIVISION, SECTION THREE, PLAT BOOK 103, PAGE 96, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE ON THE NORTH BOUNDARY OF SAID TRACT "F" THE FOLLOWING 4 NUMBERED COURSES: 1) N79°01'47"W 1,033.14' TO THE POINT OF BEGINNING; 2) N79°01'47"W 567.44'; 3) N86°23'23"W 625.75' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTH; 4) W/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 11,169.15' AND A CENTRAL ANGLE OF 04°49'27" AN ARC DISTANCE OF 940.43'; THENCE S02°07'45"E 273.01'; THENCE N87°52'15"E 309.75' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWEST; THENCE NE/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 89.19' AND A CENTRAL ANGLE OF 88°15'48" AN ARC DISTANCE OF 137.4' TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTH, THE RADIUS POINT OF WHICH BEARS S00°55'38"E; THENCE E/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 10,130.1' AND A CENTRAL ANGLE OF 01°48'15" AN ARC DISTANCE OF 318.98' TO A POINT OF COMPOUND CURVATURE OF

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PAGE SIX

A CIRCULAR CURVE, CONCAVE SOUTH; THENCE E/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 114.81' AND A CENTRAL ANGLE OF 17°21'32" AN ARC DISTANCE OF 34.78' TO A POINT OF TANGENCY; THENCE S71°45'51"E 466.93'; THENCE S18°14'09"W 70.28'; THENCE S71°45'51"E 712.36'; THENCE S14°09'48"E 231.99'; THENCE N75°50'12"E 150.09' TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS N87°24'08"W; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 23' AND A CENTRAL ANGLE OF 50°27'26" AN ARC DISTANCE OF 20.25' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EAST; THENCE N/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 133.72' AND A CENTRAL ANGLE OF 70°09'35" AN ARC DISTANCE OF 163.75' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST; THENCE N/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 23' AND A CENTRAL ANGLE OF 50°45'42" AN ARC DISTANCE OF 20.38' TO A POINT OF TANGENCY; THENCE N28°27'41"W 7.18'; THENCE N61°32'19"E 110.36'; THENCE N01°35'32"E 417.77' TO THE POINT OF BEGINNING. AND: PARCEL "B-WEST": A PORTION OF TRACT "F" AND LAKE "A", TOGETHER WITH ALL OF LAKE "M" AND LAKE "N" OF FONTAINEBLEAU PARK WEST SUBDIVISION, SECTION THREE, PLAT BOOK 103, PAGE 96, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE S01°38'07"W ON THE EAST LINE OF SAID TRACT "F" 282.3'; THENCE S04°44'35"E ON SAID EAST LINE 662.67' TO A SE/LY CORNER OF SAID TRACT "F"; THENCE N88°48'00"W ON A SOUTH LINE OF SAID TRACT "F" 301.26'; THENCE N81°30'00"W ON A SOUTH LINE OF SAID TRACT "F" AND ITS W/LY EXTENSION 539.23' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 120' AND A CENTRAL ANGLE OF 83°18'15" AN ARC DISTANCE OF 174.47' TO A POINT OF TANGENCY; THENCE N01°48'15"E 341.23'; THENCE N88°11'45"W 52.3'; THENCE N01°48'15"E 67'; THENCE N88°11'45"W 6.44' TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 26' AND A CENTRAL ANGLE OF 48°54'30" AN ARC DISTANCE OF 22.19' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 133.51' AND A CENTRAL ANGLE OF 51°26'06" AN ARC DISTANCE OF 119.85' TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEAST; THENCE NW/LY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 26' AND A CENTRAL ANGLE OF 62°15'40" AN ARC DISTANCE OF 28.25'; THENCE N61°32'19"E 65.36'; THENCE N01°35'32"E 417.77' TO THE NORTH LINE OF SAID TRACT "F"; THENCE S79°01'47"E ON SAID NORTH LINE 1,033.14' TO THE POINT OF BEGINNING. AND: PARCEL "C-WEST":

A PORTION OF TRACT "G", LAKE "D" AND LAKE "E" OF FONTAINEBLEAU PARK WEST SUBDIVISION, SECTION THREE, PLAT BOOK 103, PAGE 96, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "G"; THENCE S89°59'13"W ON THE SOUTH LINE OF SAID TRACT "G" 254.28' TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'13"W ON SAID SOUTH LINE 1,165.85'; THENCE N00°04'32"W 265.73'; THENCE N84°52'15"E 230.65'; THENCE S50°07'45"E 77.44'; THENCE N56°46'26"E 88.87'; THENCE S78°13'34"E 250.67'; THENCE N65°39'10"E 233.74'; THENCE S69°20'50"E 126.18'; THENCE N24°20'50"E 79.09'; THENCE N69°20'50"E 90.85'; THENCE S65°39'10"E 209.66'; THENCE S20°39'10"E 70.85'; THENCE S24°20'50"W 260.37' TO THE POINT OF BEGINNING.

LOCATION: Lying north of Flagler Street, south of State Road 836, west of N.W. 87 Avenue and east of N.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 272.28 Acres

GU (Interim)

RU-4M (Modified Apartment House 35.9 units/net acre)